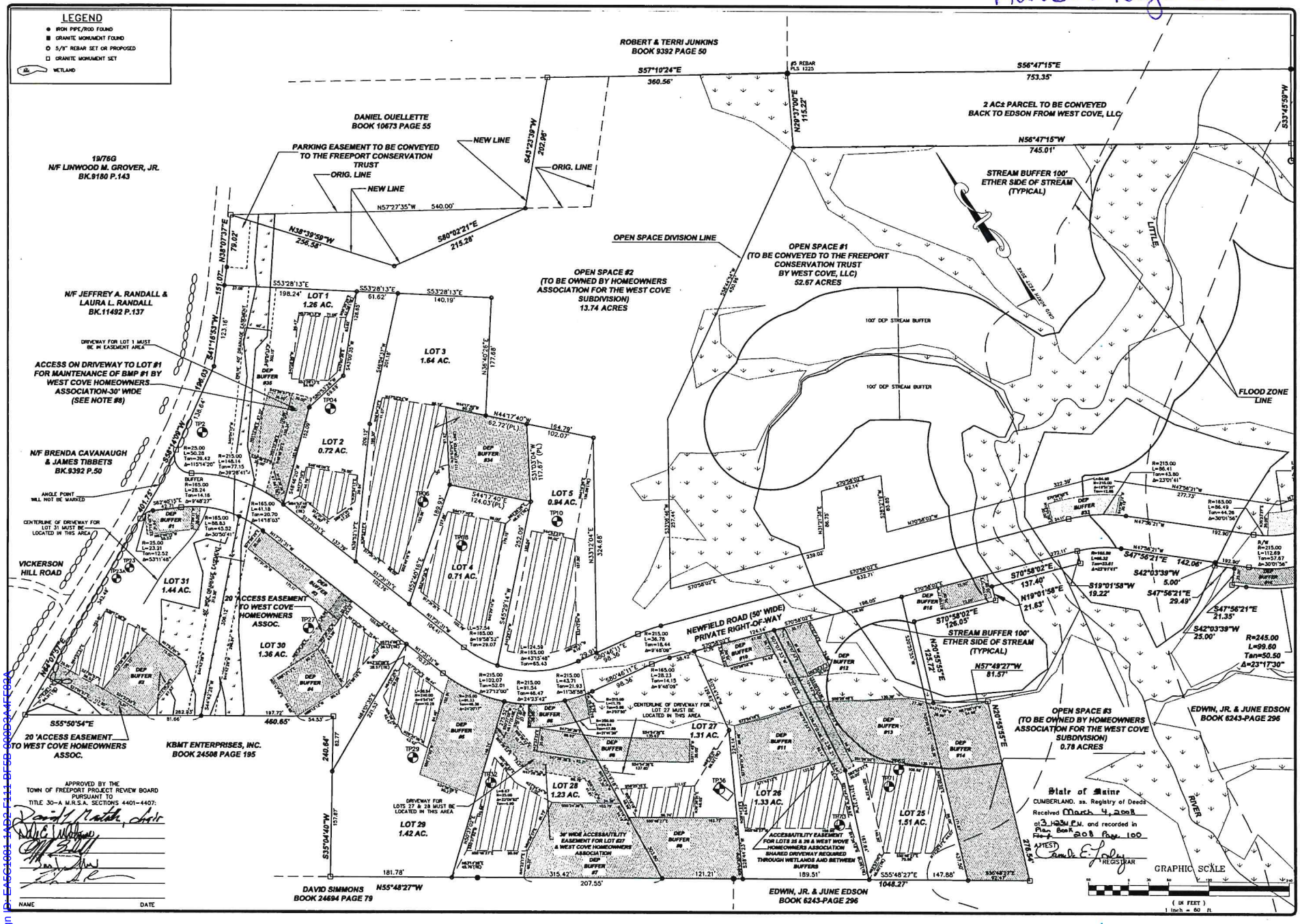
Plan 208 Page 100



ASSOCIATED DESIGN PARTNERS INC.
80 Leighton Road
Falmouth, Maine 04105
Office: (207) 878-1751
Fax: (207) 878-1788
E-Mail: odp@designtiering.com

THIS DRAWING, DESIGN AND ELECTRONIC FILE ARE THE PROPERTY OF ASSOCIATED DESIGN PARTNERS, INC. THE REPRODUCTION, COPYING OR ANY OTHER USE OF THIS DOCUMENT WITHOUT WRITTEN CONSENT IS PROHIBITED.

PROJECT: WEST COVE SUBDIVISION
LITCHFIELD ROAD, WEST COVE LLC
FREEPORT, MAINE
CUMBERLAND COUNTY

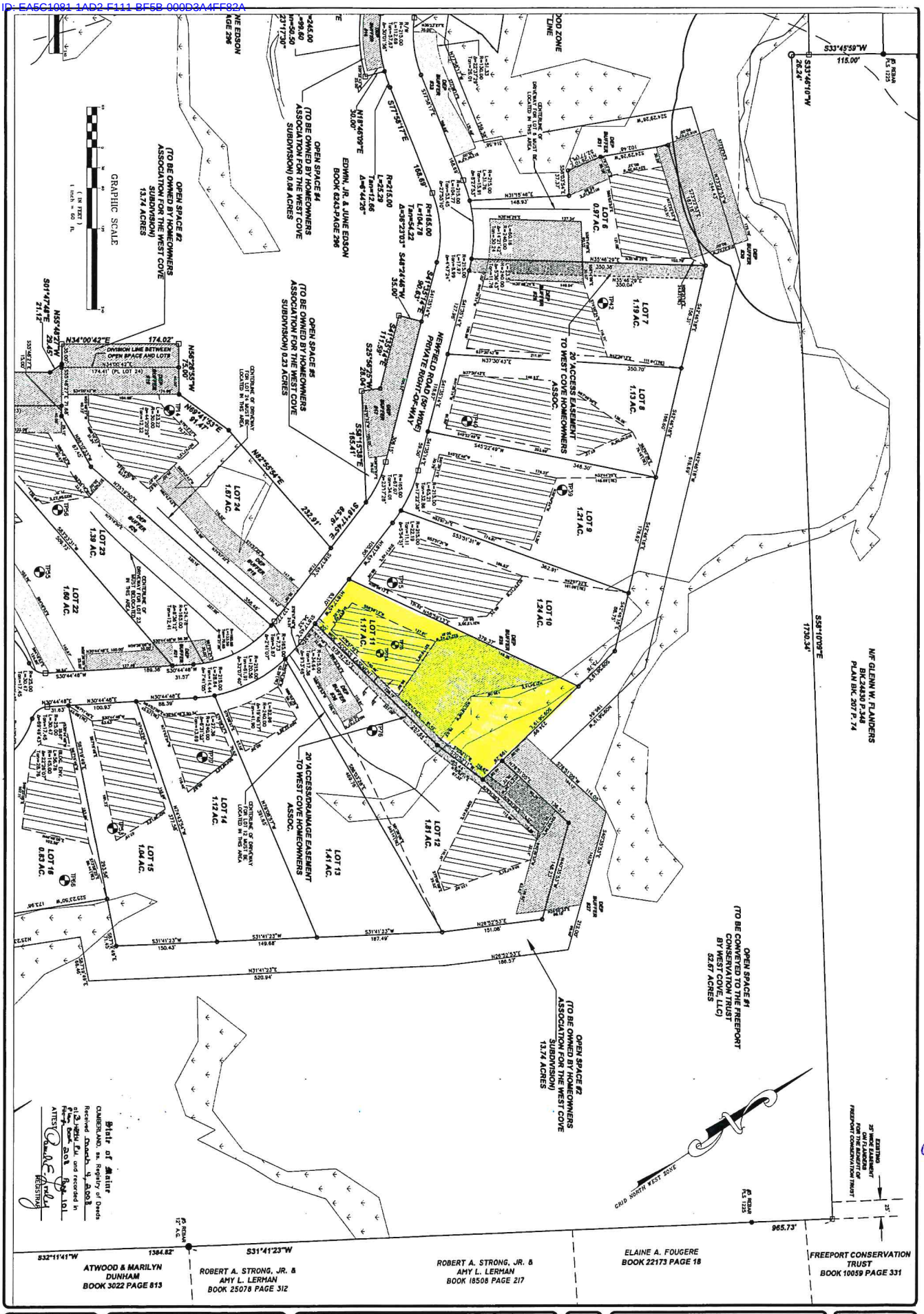
SHEET TITLE: RECORDING PLAT SHEET 1 OF 3

No.	BY	REVISIONS DESCRIPTION	DATE
1	AJC	REV. PER MCGRAUTLIN (DEP)	3-13-07
2	AJC	ADDED STREAM BUFFER TO OPEN SPACE #3	10-10-07
3	AJC	REVISED LOT # 5	2-22-07
4	AJC	ADDED EASEMENTS TO BUFFERS	2-22-07

DATE : 3-11-07
SCALE : 1"=60'
DESIGN BY: N/A
DRAWN BY: AJC
FILE #:
PROJECT NUMBER: 06083
SHEET NO: PLAT-1

Authentisign ID: EA5C1001-1AD2-E711-8F5B-000D3A4FE83A

Authentisign ID: EA5C1091-1AD2-F111-BF5B-000D3A4FF82A



Plan208 Page 101

REVISIONS			
No.	BY	DESCRIPTION	DATE
1	AJC	REV. PER MCGLAUFLIN (DEP) MEMORANDUM DATED 8-13-07	9-12-07
2	AJC	ADDED EASEMENTS TO BUFFERS	2-22-07
3			
4			

PROJECT: **WEST COVE SUBDIVISION**
LITCHFIELD ROAD WEST COVE LLC
FREEPORT, MAINE
CUMBERLAND COUNTY

SHEET TITLE: **RECORDING PLAT SHEET 2 OF 3**

THESE DRAWINGS, DESIGN AND SPECIFICATIONS ARE COPYRIGHTED AND ARE THE PROPERTY OF ASSOCIATED DESIGN PARTNERS, INC. (ADP) AND SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ASSOCIATED DESIGN PARTNERS, INC.

ASSOCIATED DESIGN PARTNERS INC.
80 Leighton Road
Falmouth, Maine 04105
Office: (207) 878-1751
Fax: (207) 878-1788
E-Mail: adp@adpengineering.com

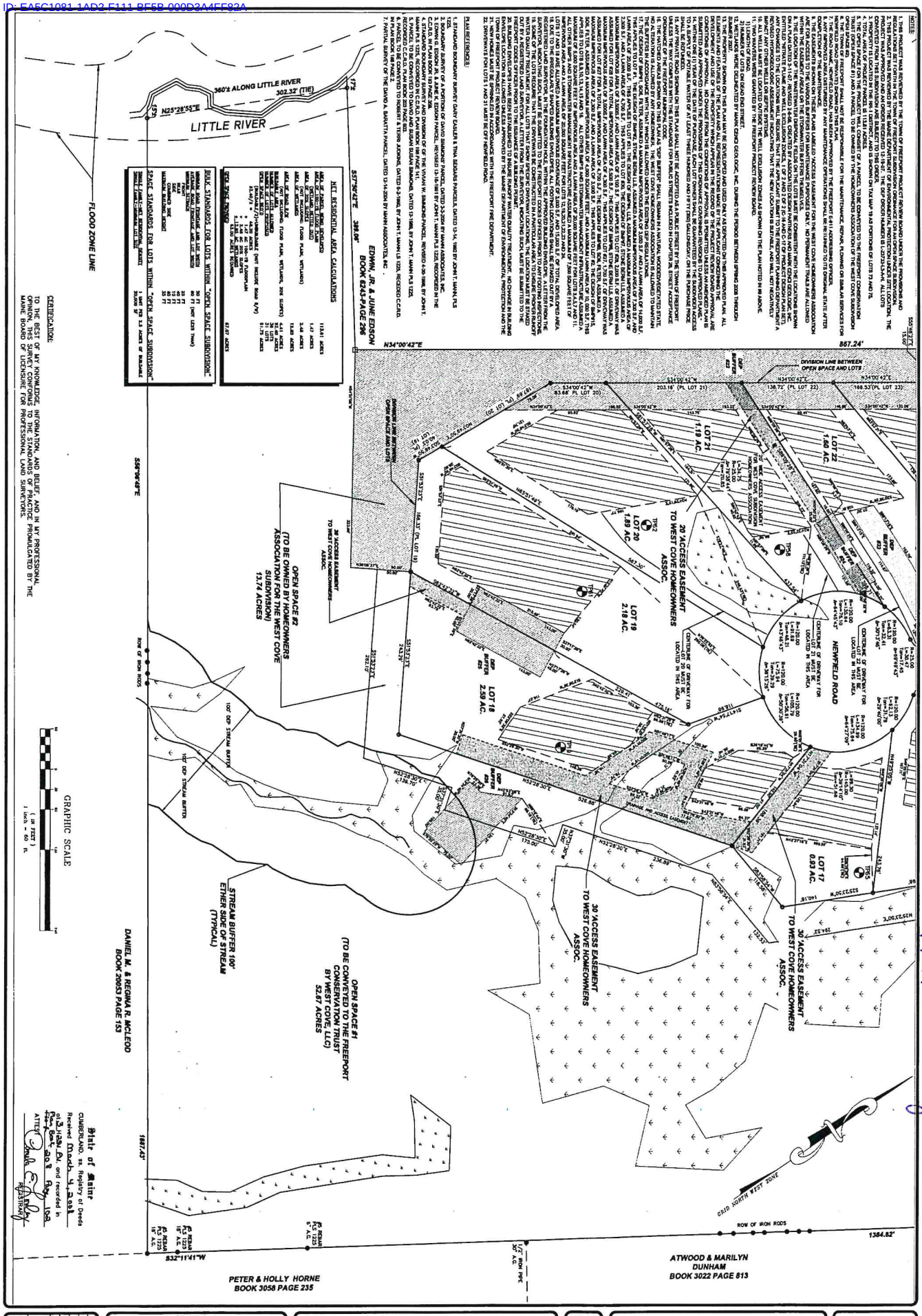
STATE OF MAINE ARTHUR COLVIN JR. #2036 PROFESSIONAL LAND SURVEYOR

PROJECT NUMBER:	SHEET NO:
06083	PLAT-2

DATE: 3-11-07
SCALE: 1" = 60'
DESIGN BY: N/A
DRAWN BY: AJC
FILE #

AuthentiSIGN DMC
AuthentiSIGN TC

Authentisign ID: EA5C1091-1AD2-F111-BF5B-000D3A4FF83A



NOTES

1. THIS PROJECT WAS REVIEWED BY THE TOWN OF FREEPORT PROJECT REVIEW BOARD UNDER THE PROVISIONS AND REGULATIONS IN EFFECT ON THE DATE OF THE APPLICATION FOR THE PROJECT REVIEW BOARD'S APPROVAL.
2. THIS PROJECT WAS REVIEWED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION UNDER SITE LOCATION OF DEVELOPMENT LAW #L-24151-24-A-N. THE PROJECT IS LOCATED IN THE MR-1 DISTRICT, AND IS SHOWN ON TAX MAP 19 AS PORTIONS OF LOTS 73 AND 74.
3. THE OPEN SPACE FOR THE PROJECT WILL CONSIST OF A PARCEL TO BE CONVEYED TO THE FREEPORT CONSERVATION TRUST (OPEN SPACE #1) AND A PARCEL TO BE OWNED BY THE HOMEOWNERS ASSOCIATION OF THE WEST COVE SUBDIVISION (OPEN SPACE #2).
4. THE ROAD MAINT. AGREEMENT FOR THE PROJECT WAS APPROVED BY THE FREEPORT E-911 ADDRESSING OFFICER.
5. THE TOWN OF FREEPORT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING OR SIMILAR SERVICES FOR THE ROAD MAINT. AGREEMENT, ROAD, HAS BEEN APPROVED BY THE FREEPORT E-911 ADDRESSING OFFICER.
6. THE EASEMENTS SHOWN ON THESE PLANS LABELED "ACCESS EASEMENT FOR THE WEST COVE HOMEOWNERS ASSOCIATION" ARE FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES BY ANY MAINTENANCE OPERATIONS SHALL BE RESTORED TO ITS ORIGINAL STATE AFTER COMPLETION OF THE MAINTENANCE.
7. THE EASEMENTS SHOWN ON THESE PLANS LABELED "ACCESS EASEMENT FOR THE WEST COVE HOMEOWNERS ASSOCIATION" ARE FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES WITHIN THE EASEMENT AREAS OR THE STORMWATER BUFFERS THEMSELVES.
8. THE PROPERTY IS LOCATED IN THE FOLLOWING ZONES: WELL EXCLUSION ZONES 1 OF 2 AND 2 OF 2 (C-1 AND C-2 ON PROJECT DESIGN PLAN SHEET) AS SHOWN ON PLAN DATED 3-1-07, REVISED 3-6-08, CREATED BY ASSOCIATED ENGINEERS AND MARK CENCI GEOLOGIC, INC. REVISED HYDROGEOLOGIC ASSESSMENT INDICATING THAT THE NON-LOCATION IS SUITABLE, AND WILL NOT NEGATIVELY EFFECT NEIGHBORING WELLS OR SEPTIC SYSTEMS.
9. ALL WELLS SHALL BE LOCATED IN THE WELL EXCLUSION ZONES AS SHOWN ON THE PLAN NOTED IN #8 ABOVE.
10. ALL LOTS SHALL BE SERVED BY PUBLIC WATER.
11. TWO WAIVERS WERE GRANTED BY THE FREEPORT PROJECT REVIEW BOARD:
   1) NUMBER OF LOTS ON DEAD END STREET;
   2) WETLAND WERE DELINEATED BY MARK CENCI GEOLOGIC, INC. DURING THE PERIOD BETWEEN SPRING 2005 THROUGH SUMMER 2006.
12. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR ON THE RECORD OF THE PROJECT REVIEW BOARD APPROVAL ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS APPROVED BY THE PROJECT REVIEW BOARD, OR THE PURCHASE PRICE
13. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR ON THE RECORD OF THE PROJECT REVIEW BOARD APPROVAL ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS APPROVED BY THE PROJECT REVIEW BOARD, OR THE PURCHASE PRICE
14. WITHIN ONE (1) YEAR OF THE DATE OF PURCHASE, EACH LOT OWNER SHALL BE GUARANTEED BY THE SUBDIVIDER ACCESS TO A SUPPLY OF POTABLE WATER OF AT LEAST THREE HUNDRED AND FIFTY (350) GALLONS/DAY, OR THE PURCHASE PRICE OF THE LOT SHALL BE REFUNDED.
15. ANY PRIVATE ROAD SHOWN ON THIS PLAN SHALL NOT BE ACCEPTED AS A PUBLIC STREET BY THE TOWN OF FREEPORT OR ANY OTHER GOVERNMENTAL BODY UNLESS IT MEETS THE STREET DESIGN AND CONSTRUCTION STANDARDS FOR PUBLIC STREETS INCLUDED IN CHAPTER 32, STREET ACCEPTANCE ORDINANCE OF THE FREEPORT MUNICIPAL CODE.
16. THE HATCHED AREAS SHOWN ON THIS PLAN AS "DEP BUFFER" SHALL REMAIN IN A NATURAL, WOODED/VEGETATED STATE. THE BUFFERS IN ACCORDANCE WITH THAT WHICH IS ALLOWED UNDER THE EXISTING DEP REGULATIONS.
17. THE BUILDING ENVELOPES FOR LOTS 1 THROUGH 31 ARE AS SHOWN ON THIS PLAN. ALL BUILDINGS SHALL BE CONSTRUCTED WITHIN THE BUILDING ENVELOPES. ALL FOOTING LOCATIONS SHALL BE STAKED OUT BY A REGISTERED LAND SURVEYOR. A LETTER FROM THE SURVEYOR, INDICATING SUCH, MUST BE SUBMITTED TO THE CODE ENFORCEMENT OFFICER PRIOR TO THE ISSUANCE OF A FOUNDATION PERMIT.
18. SOME OF THE LOTS REQUIRE THAT THE DRIVEWAYS BE CONSTRUCTED IN A PARTICULAR AND TO ENSURE PROPER RUNOFF AND EROSION CONTROL. THE DRIVEWAYS SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN AND AS DESCRIBED IN THE APPLICATION. ANY DEVIATIONS FROM THE APPROVED DRIVEWAY LOCATIONS AND CONSTRUCTION METHODS MUST BE APPROVED BY THE PLANNING BOARD OR ITS DESIGNEE PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY.
19. NEW HOMES MUST BE SPRINKLED IN ACCORDANCE WITH THE FREEPORT FIRE DEPARTMENT.
20. DRIVEWAYS FOR LOTS 1 AND 31 MUST BE OFF HENNFIELD ROAD.

PLAN REFERENCES

1. STANDARD BOUNDARY SURVEY GARY EASLER & TINA SEGUIRA PARCELS, DATED 12-14, 1992 BY JOHN T. MANN, PLS
2. BOUNDARY SURVEY OF A PORTION OF DAVID SIMMONS' PARCEL, DATED 3-3-2004 BY MANN ASSOCIATES, INC.
3. EDWIN G. EDSON JR. & JUNE K. EDSON PARCEL, REVISED 12-16-1981 BY JOHN T. MANN PLS 1225, RECORDED IN THE CCRD, PLAN BOOK 189 PAGE 141.
4. STANDARD BOUNDARY SURVEY AND DIVISION OF THE VIVIAN W. SIMMONS PARCEL, REVISED 2-90-1988, BY JOHN T. MANN PLS 1225, RECORDED IN C.C.R.D. PLAN BOOK 189 PAGE 141.
5. STANDARD BOUNDARY SURVEY OF SUSAN SIMMONS, DATED 12-1988, BY JOHN T. MANN PLS 1225, RECORDED C.C.R.D. PLAN BOOK 203 PAGE 60.
6. PARCEL TO BE CONVEYED TO ROBERT & TERRI JORDAN, DATED 6-2-1992, BY JOHN T. MANN LS 1225, RECDED C.C.R.D.
7. PARTIAL SURVEY OF THE DAVID A. MARATTA PARCEL, DATED 12-14-2004 BY MANN ASSOCIATES, INC.

AVE. RESIDENTIAL AREA CALCULATIONS

AVE. OF LARGEST LOTS (EXCLUDED OPEN SPACE LOTS)	113.61 ACRES
AVE. LOT SIZE (EXCLUDED OPEN SPACE LOTS)	1.47 ACRES
AVE. LOT SIZE (NOT INCLUDING FLOOD PLAIN, WETLANDS)	3.48 ACRES
AVE. LOT SIZE (NOT INCLUDING FLOOD PLAIN, WETLANDS, 20K SUPOS)	4.41 ACRES
TOTAL AREA OF LOTS	13.50 ACRES
NUMBER OF LOTS	39 LOTS
AVE. DENSITY	81.75 ACRES

OPEN SPACE DEDICATED

AVE. OF LARGEST LOTS (EXCLUDED OPEN SPACE LOTS)	113.61 ACRES
AVE. LOT SIZE (EXCLUDED OPEN SPACE LOTS)	1.47 ACRES
AVE. LOT SIZE (NOT INCLUDING FLOOD PLAIN, WETLANDS)	3.48 ACRES
AVE. LOT SIZE (NOT INCLUDING FLOOD PLAIN, WETLANDS, 20K SUPOS)	4.41 ACRES
TOTAL AREA OF LOTS	13.50 ACRES
NUMBER OF LOTS	39 LOTS
AVE. DENSITY	81.75 ACRES

SPACE STANDARDS FOR LOTS WITHIN "OPEN SPACE SUBDIVISION"

MINIMUM LOT SIZE	20,000 SF
MINIMUM STREET FRONTAGE	50 FT
MINIMUM FRONT YARD SETBACK	25 FT
MINIMUM SIDE YARD SETBACK	10 FT
MINIMUM REAR YARD SETBACK	25 FT
MAXIMUM BUILDING HEIGHT	35 FT

BULK STANDARDS FOR LOTS WITHIN "OPEN SPACE SUBDIVISION"

MINIMUM LOT SIZE (NOT INCLUDING FLOOD PLAIN, WETLANDS, 20K SUPOS)	20,000 SF
MINIMUM STREET FRONTAGE AND LOT WIDTH	50 FT
MINIMUM FRONT YARD SETBACK	25 FT (NOT LESS THAN)
SIDE	10 FT
REAR	25 FT
MAXIMUM BUILDING HEIGHT	35 FT

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND IN MY PROFESSIONAL OPINION, THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE PROMULGATED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

ATTEST: [signature] REGISTRAR

State of Maine
CUMBERLAND, ss. Registry of Deeds
Received March 4, 2008
at 3:15P.M. and recorded in
Plan Book 208 Page 102
ATTEST: [signature] REGISTRAR

Plan 208 Page 102

REVISIONS			
No.	BY	DESCRIPTION	DATE
1	AJC	REV. PER MCGLAUFLIN (DEP) MEMORANDUM DATED 8-13-07	9-12-07
2	AJC	ADDED EASEMENTS TO BUFFERS	12-22-07
3			
4			

PROJECT: **WEST COVE SUBDIVISION**
LITCHFIELD ROAD WEST COVE LLC
FREEPORT, MAINE
CUMBERLAND COUNTY

SHEET TITLE: **RECORDING PLAT SHEET 3 OF 3**

THIS DRAWING, DESIGN, AND CONCEPTS ARE THE PROPERTY OF ASSOCIATED DESIGN PARTNERS INC. AND SHALL NOT BE REPRODUCED, COPIED OR USED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF ASSOCIATED DESIGN PARTNERS INC.

ASSOCIATED DESIGN PARTNERS INC.
80 Leighton Road
Falmouth, Maine 04105
Office: (207) 878-1751
Fax: (207) 878-1788
E-Mail: adp@adpengineering.com

STATE OF MAINE ARTHUR COLVIN JR. #2036 PROFESSIONAL LAND SURVEYOR

DATE:	3-11-07
SCALE:	1"=60'
DESIGN BY:	N/A
DRAWN BY:	AJC
FILE #:	
PROJECT NUMBER	06083
SHEET NO.	PLAT-3

AuthentiSIGN DMC
AuthentiSIGN TC

Authentisign ID: EA5C1081-1AD2-F111-BF5B-000D3A4FF82A

S55°48'27"E
15.00

NOTES:

1. THIS PROJECT WAS REVIEWED BY THE TOWN OF FREEPORT PROJECT REVIEW BOARD UNDER THE PROVISIONS AND REGULATIONS SET FORTH IN THE TOWN OF FREEPORT SUBDIVISION ORDINANCE FOR AN OPEN SPACE SUBDIVISION.
2. THIS PROJECT WAS REVIEWED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION UNDER SITE LOCATION. THE PROJECT WAS APPROVED AND AN ORDER RECEIVED 12-19-07. THE DEP ORDER NUMBER IS L-23733-L3-A-N. ALL LOTS CONVEYED FROM THIS SUBDIVISION ARE SUBJECT TO THIS ORDER.
3. PROPERTY IS LOCATED IN THE RR-1 DISTRICT, AND IS SHOWN ON TAX MAP 19 AS PORTIONS OF LOTS 73 AND 75.
4. TOTAL AREA OF PROJECT PARCEL IS 113.61 ACRES.
5. THE OPEN SPACE FOR THE PROJECT WILL CONSIST OF A PARCEL TO BE CONVEYED TO THE FREEPORT CONSERVATION TRUST (OPEN SPACE #1) AND A PARCEL TO BE OWNED BY THE HOMEOWNERS ASSOCIATION OF THE WEST COVE SUBDIVISION OPEN SPACE #2).
6. THE TOWN OF FREEPORT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING OR SIMILAR SERVICES FOR NEWFIELD ROAD (PRIVATE) SHOWN ON THIS PLAN.
7. THE ROAD NAME, NEWFIELD ROAD, HAS BEEN APPROVED BY THE FREEPORT E-911 ADDRESSING OFFICER.
8. ANY IMPROVED AREA DISTURBED BY ANY MAINTENANCE OPERATIONS SHALL BE RETURNED TO ITS ORIGINAL STATE AFTER COMPLETION OF THE MAINTENANCE.
9. THE EASEMENTS SHOWN ON THESE PLANS LABELED "ACCESS EASEMENT FOR THE WEST COVE HOMEOWNERS ASSOCIATION ARE FOR ACCESS TO THE VARIOUS BUFFERS FOR MAINTENANCE PURPOSES ONLY. NO PERMANENT TRAILS ARE ALLOWED WITHIN THE EASEMENT AREAS OR THE STORMWATER BUFFERS THEMSELVES.
9. THE LOCATION OF THE WASTEWATER DISPOSAL FIELDS ON THE LOTS MUST BE CONSISTENT WITH THE LOCATIONS SHOWN ON A PLAN DATED 3-11-07, REVISED 2-6-08, CREATED BY ASSOCIATED DESIGN PARTNERS AND MARK CENCI GEOLOGIC, INC. ENTITLED "NITRATE PLUME AND WELL EXCLUSION ZONES, 1 OF 2 AND 2 OF 2 (C-16 AND C-17 OF PROJECT DESIGN PLAN SET). ANY CHANGES TO THE LOCATIONS WILL REQUIRE THAT THE APPLICANT SUBMIT TO THE FREEPORT PLANNING DEPARTMENT A REVISED HYDROGEOLOGIC ASSESSMENT INDICATING THAT THE NEW LOCATION IS SUITABLE, AND WILL NOT NEGATIVELY IMPACT ANY OTHER WELLS OR SEPTIC SYSTEMS.
10. ALL WELLS MUST BE LOCATED OUTSIDE THE WELL EXCLUSION ZONES AS SHOWN ON THE PLAN NOTED IN #9 ABOVE.
11. TWO WAIVERS WERE GRANTED BY THE FREEPORT PROJECT REVIEW BOARD.
   1) LENGTH OF ROAD.
   2) NUMBER OF LOTS ON DEAD END STREET.
12. WETLANDS WERE DELINEATED BY MARK CENCI GEOLOGIC, INC. DURING THE PERIOD BETWEEN SPRING 2006 THROUGH SUMMER 2007.
13. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PROJECT REVIEW BOARD APPROVAL ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS SUBMITTED AND APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE GOVERNING REVISIONS TO APPROVED PLANS."
14. WITHIN ONE (1) YEAR OF THE DATE OF PURCHASE, EACH LOT OWNER SHALL BE GUARANTEED BY THE SUBDIVIDER ACCESS TO A SUPPLY OF POTABLE WATER OF AT LEAST THREE HUNDRED AND FIFTY (350) GALLONS/DAY, OR THE PURCHASE PRICE SHALL BE REFUNDED.
15. ANY PRIVATE ROAD SHOWN ON THIS PLAN SHALL NOT BE ACCEPTED AS A PUBLIC STREET BY THE TOWN OF FREEPORT UNLESS THE WAY COMPLIES WITH THE STANDARDS FOR PUBLIC STREETS INCLUDED IN CHAPTER 26, STREET ACCEPTANCE ORDINANCE OF THE FREEPORT MUNICIPAL CODE.
16. THE HATCHED AREAS SHOWN ON THIS PLAN AS "DEP BUFFER" SHALL REMAIN IN A NATURAL WOODED/VEGETATED STATE. NO ALTERATION IS ALLOWED BY ANY HOMEOWNER. THE WEST COVE HOMEOWNERS ASSOCIATION IS ALLOWED TO MAINTAIN THE BUFFERS IN ACCORDANCE WITH THAT WHICH IS ALLOWED UNDER THE EXISTING DEP REGULATIONS.
17. THE DESIGN OF BMP#1, SOIL FILTER, ASSUMED A MAXIMUM IMPERVIOUS AREA OF 3,050 S.F. AND A LAWN AREA OF 14,000 S.F. THIS APPLIES TO LOT #1. THE DESIGN OF BMP#2, STONE BERM LLS, ASSUMED A MAXIMUM IMPERVIOUS AREA OF 7,300 S.F. AND LAWN AREA OF 20,000 S.F. THIS APPLIES TO LOT #31. THE DESIGN OF BMP#4, LLS, ASSUMED A MAXIMUM IMPERVIOUS AREA OF 2,300 S.F. AND A LAWN AREA OF 4,700 S.F. THIS APPLIES TO LOT #30. THE DESIGN OF BMP#7, STONE BERM LLS, ASSUMED A MAXIMUM IMPERVIOUS AREA OF 3,500S.F. AND LAWN AREA OF 5,100 S.F. THIS APPLIES TO LOT #26. 2,000 S.F. OF DRIVEWAY WAS ASSUMED FOR LOT #28 FOR A TOTAL IMPERVIOUS AREA OF 5,500 S.F.. THE DESIGN OF BMP#8, STONE BERM LLS, ASSUMED A MAXIMUM IMPERVIOUS AREA OF 3,000S.F. AND LAWN AREA OF 4,300 S.F. THIS APPLIES TO LOT #27. 1,700 S.F. OF DRIVEWAY WAS ASSUMED FOR LOT #27 FOR A TOTAL IMPERVIOUS AREA OF 4,700 S.F.. THE DESIGN OF BMP#9, SOIL FILTER, ASSUMED A MAXIMUM IMPERVIOUS AREA OF 2,300 S.F. AND A LAWN AREA OF 3,000 S.F. THIS APPLIES TO LOT #2. THE DESIGN OF BMP#15, SOIL FILTER, ASSUMED A MAXIMUM IMPERVIOUS AREA OF 4,000 SQUARE FEET, AND A MAXIMUM LAWN AREA OF 10, 000 S.F. THIS APPLIES TO LOTS 8,9,10,13,14,15 AND 16. ALL OTHER BMP'S AND STORMWATER MANAGEMENT INFRASTRUCTURE ASSUMED A MAXIMUM OF 5,000 SQUARE FEET OF IMPERVIOUS AREA AND A LAWN AREA OF 20,000 SQUARE FEET FOR LOTS 3,4,5,7 AND 11. ALL OTHER BMP'S AND STORMWATER MANAGEMENT INFRASTRUCTURE ASSUMED A MAXIMUM OF 7,500 SQUARE FEET OF IMPERVIOUS AREA AND A LAWN AREA OF 20,000 SQUARE FEET FOR LOTS 12,19,20,21,22,23 AND 24.
LOTS 17 AND 18 ARE ALLOWED A MAXIMUM IMPERVIOUS COVERAGE OF 3,000 S.F. AND 15,000 S.F. OF TOTAL DEVELOPED AREA.
18. DUE TO THE IRREGULARLY SHAPED BUILDING ENVELOPES, ALL FOOTING LOCATIONS SHALL BE STAKED OUT BY A REGISTERED LAND SURVEYOR, IN THE FOUNDATION HOLE, WITHIN THE APPROVED BUILDING ENVELOPE. A LETTER FROM THE SURVEYOR, INDICATING SUCH, MUST BE SUBMITTED TO THE FREEPORT CODES OFFICER PRIOR TO ANY FOOTING INSPECTIONS.
19. SOME OF THE LOTS REQUIRE THAT THE DRIVEWAYS BE CONSTRUCTED IN A PARTICULAR AREA TO ENSURE PROPER RUNOFF WATER QUALITY TREATMENT. FOR ALL LOTS THAT SHOW SPECIFIC DRIVEWAY LOCATIONS, THE LOCATION MUST BE STAKED OUT BY A REGISTERED LAND SURVEYOR. A LETTER FROM THE SURVEYOR, INDICATING SUCH, MUST BE SUBMITTED TO THE FREEPORT CODES OFFICER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
20. BUILDING ENVELOPES HAVE BEEN ESTABLISHED TO INSURE RUNOFF WATER QUALITY TREATMENT. NO CHANGE IN BUILDING ENVELOPE LOCATION IS ALLOWED UNLESS APPROVED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE TOWN OF FREEPORT PROJECT REVIEW BOARD.
21. NEW HOMES MUST BE SPRINKLED IN ACCORDANCE WITH THE FREEPORT FIRE DEPARTMENT.
22. DRIVEWAYS FOR LOTS 1 AND 31 MUST BE OFF NEWFIELD ROAD.

267.24'